

# **City of Lowell**

## **Zoning Board of Appeals**

### **Agenda**



9/10/2018 at 6:30 PM  
City Hall, City Council Chambers, 2<sup>nd</sup> Floor  
375 Merrimack Street, Lowell MA 01852

Notice is hereby given that the City of Lowell Zoning Board of Appeals will hold a meeting on Monday, 9/10/2018 at 6:30 PM as follows:

Any person with an interest in this case is invited to attend this public hearing held in the City Council Chambers at City Hall, 2<sup>nd</sup> Floor, 375 Merrimack Street, Lowell MA 01852.

Application, plans, and submitted documentation are available for review at the Division of Development Services during normal City Hall Hours in Rm. 51.

#### **I. Continued Business**

##### **ZB-2018-21**

*Petition Type: Variance(s)*

*Applicant: Megan House Foundation*

*Re Property Located at: 268 Mt. Vernon Street and 5 Farnham Street 01854*

*Applicable Zoning Bylaws: Section 6.1.10*

*Petition: The applicant is seeking Site Plan Review, Special Permit, and Variance approval at 268 Mt. Vernon Street and 5 Farnham Street. The proposal is to redevelop the site to construct an approximately 22,000 sq. ft. industrial and retail building with the associated parking. The proposed project is located in the Light Industry Manufacturing & Storage (LI) zoning district and requires Site Plan Review approval under Section 11.4 and Special Permit approval under Section 12.4 (a) for retail use in the LI district from the Planning Board and Variance approval from the Zoning Board under Section 6.1.10 for parking setbacks from lot lines and minimum access drive width and any other relief that is required of the Lowell Zoning Ordinance.*

##### **ZB-2018-26**

*Petition Type: Variance(s)*

*Applicant: 41 Ellis Realty Trust*

*Re Property Located at: 41 Ellis Avenue 01854*

*Applicable Zoning Bylaws: Sections 5.1, 5.3, 6.1, and 6.5*

*Petition: The applicant is seeking Variance approval at 41 Ellis Avenue. The applicant proposes to construct a two (2) family home without the required lot size, minimum land area per dwelling unit, minimum lot frontage, minimum usable open space, side setbacks, rear setbacks, front setbacks, and off-street parking requirements. The proposed project is located in the Traditional Two Family (TTF) zoning district and requires Variance(s) approval from the Zoning Board of Appeals under Sections 5.1, 5.3, 6.1, and 6.5 of the Lowell Zoning Ordinance and any other relief required.*

#### **II. New Business**

##### **ZB-2018-27**

*Petition Type: Variances*

*Applicant: Michel Kawaya*

*Re Property Located at: 3 Dalton Street 01850*

*Applicable Zoning Bylaws: Section 6.1.10*

*Petition: The applicant is seeking Variance approval to build a driveway for an existing single-family home at 3 Dalton Street. The home is in the Traditional Neighborhood Multi-Family (TMF) zoning district and the proposed driveway requires Variances under Section 6.1.10 for minimum width, minimum setback from the building, and for any other relief required under the Lowell Zoning Ordinance.*

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CITY CLERK'S OFFICE

**ZB-2018-28**

*Petition Type:* Special Permit

*Applicant:* Ryan Bettencourt

*Re Property Located at:* 1317 Middlesex Street 01851

*Applicable Zoning Bylaws:* Section 12.4.d1

*Petition:* The applicant is seeking Special Permit approval to open a take-out restaurant within an existing building at 1317 Middlesex Street. The building is located in the Light Industrial (LI) zoning district and the use requires a Special Permit under Section 12.4.d1 and any other relief required under the Lowell Zoning Ordinance.

**III. Other Business**

**Minutes**

08/27/2018

Per Order of the City of Lowell Zoning Board of Appeals – Gary Perrin, Chairman  
New Business to Be Advertised by August 26, 2018 and September 2, 2018